

# FOR LEASE

Prime Location in Chinatown for Retail & Restaurant

IN THE VIBRANT CHINATOWN NEIGHBORHOOD

717-719 H ST NW, WASHINGTON, DC 20001



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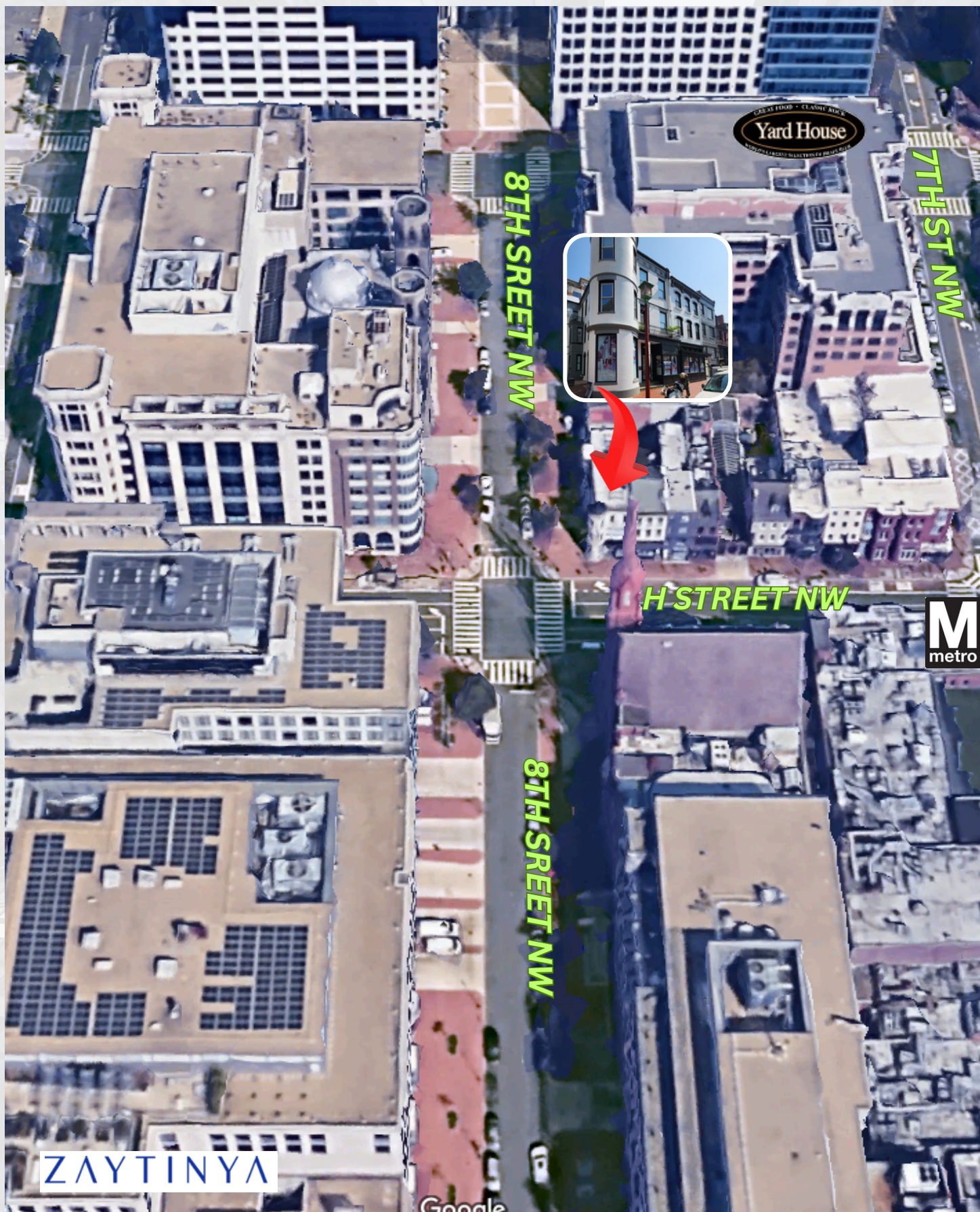
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## ***Prime Chinatown / Penn Quarter Retail Opportunity***

***717-719 H St NW, Washington, DC 20001***

***±1,500 SF | \$65/SF/NNN***

717 H Street NW offers a rare opportunity to lease 1,500 square feet of prime ground floor retail space in the heart of Washington, DC's bustling Chinatown and Penn Quarter district. This highly walkable, high-visibility corridor attracts constant foot traffic from tourists, office workers, residents, and event-goers year-round.

Situated along vibrant H Street NW, one of DC's most dynamic retail and entertainment corridors, this space offers prominent storefront exposure amid a mix of top-tier national brands, local boutiques, world-class restaurants, and cultural attractions.

### ***Property Highlights:***

- ±1,500 SF of ground floor retail space
- Large glass storefront with excellent H Street frontage
- \$65/SF/NNN asking rent
- Ideal size and layout for a wide range of retail or service concepts
- Heavy foot traffic and strong street presence
- Surrounded by iconic DC destinations, office towers, and high-end residential buildings
- Steps to the Gallery Place-Chinatown Metro Station and multiple bus lines
- Adjacent to Capital One Arena, home to major concerts and sports events

### ***Neighborhood & Demographics***

The Chinatown/Penn Quarter neighborhood is one of DC's most vibrant mixed-use districts, drawing:

- High daytime population from adjacent office towers
- Thriving evening and weekend crowds attending events at Capital One Arena and nearby theaters
- A diverse and growing residential population
- Year-round tourism and hotel traffic
- Close proximity to City Center DC, Convention Center, National Mall

### ***Nearby Tenants & Attractions***

- Capital One Arena
- Gallery Place Metro Station
- CityCenterDC
- Clyde's of Gallery Place
- Shake Shack
- Starbucks Reserve
- Zara
- Urban Outfitters
- Regal Cinemas
- Museum of the Chinese in America (MOCA DC — under development)



## ***Prime Chinatown / Penn Quarter Retail Opportunity***

***717-719 H St NW, Washington, DC 20001***

***±1,800 SF | \$65/SF/NNN***

### **Ideal For**

- Boutique Retail
- Experiential Retail
- Coffee Shop / Café
- Specialty Food or Beverage Concept
- Lifestyle or Wellness Studio
- Flagship Store